

FOR SALE

1163 Commerce Avenue

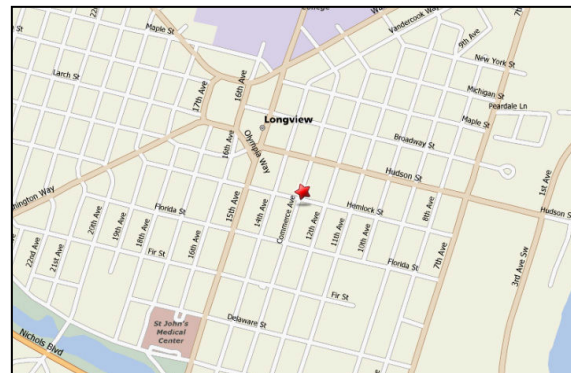
PROPERTY DEMOGRAPHICS

PRICE: \$250,000
TAX ID: 020594
BUILDING SIZE: 6,000 Square Feet
YEAR BUILT: 1920
ZONED: DC - Downtown Commerce
City of Longview
TAXES: 2011: \$2165.34
POPULATION: 49,195 - 3 Mile | 66,290 - 5 Mile
HOUSEHOLD: 19,780 - 3 Mile | 26,193 - 5 Mile
AVE. INCOME: \$55,593 - 3 Mile | \$58,047 - 5 Mile

PROPERTY FEATURES

- Unique 6,000 SQFT building, front half of building is retail store front, back half is a warehouse with roll up door to the alley.
- Property has additional plumbing hook-ups if needed
- Priced under \$42.00 SQFT! You can't build for this price!!!!
- Property is also for lease @ \$1,500/Monthly + utilities

The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.



For Further Information Please Contact

Chris Roewe/ Partner-Broker
Morris Jones/ Broker
208 Vine St
KELSO WA 98626
P 360.501.5500 ■ F 360.501.6051
www.woodfordcre.com